

FIRE PROTECTION PLAN

August 26, 2009

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

Ramona Municipal Water District
Fire Prevention Bureau\Cal Fire
105 Earlham Street
Ramona, CA 92065-1599

Subject: Fire Protection Plan – Letter Report
Estates at McDonald Park
TM 5560 *ENV LOG NO. 04-09-011A*
1666 Hanson Lane; Ramona, CA 92065
APN# 282-341-38 thru 42 and 45 thru 48

This Fire Protection Plan (FPP) - Letter Report is being submitted as an evaluation, pursuant to Chapter 47 of the County Fire Code, of the adverse environmental effects that a proposed project may have from wildland fire and as mitigation of those impacts to ensure that the above referenced project does not unnecessarily expose people or structures to a significant risk of loss, injury or death involving wildland fires.

PROJECT DESCRIPTION

The 9.78-acre project site is currently zoned as A-70. The proposed development consists of subdividing the site into fifteen (15) half-acre parcels for future single-family home construction and changing the zone to RR-2 to accommodate that.

ENVIRONMENTAL SETTING

- Location: The 9.78 acre vacant project site east of School Daze Court and bordering Hanson Lane to the north in the unincorporated area of Ramona, County of San Diego, State of California. Accessibility from existing driveway at Hanson Lane.
- Topography: The site is an L-shaped parcel, abutting Hanson Lane on the south side, and extending south about 1200 feet. It generally ascends to the south at a gentle slope starting at an elevation of 1430', with significant steepening to a rocky knob in the southeast corner of the site at an elevation of 1550.

- Geology: The majority of the project is tilled farmland. Approximately the top 3' is topsoil. The extreme southern end, approximately ½ acre, consists of granite rock outcroppings. The property is underlain by three geologic units: Colluvium, which overlies decomposed granite, or weathered metasediments.
- Flammable Vegetation: Property consists of several scattered eucalyptus trees to be removed and non-native grass which ranges from less than one(1) foot to two(2) feet high depending on the season.
- Climate: The site is located in the unincorporated area of Ramona. In this area the climate is semi arid with temperatures in the high 80's in the summer and the low 60's in the winter.

PROJECT EXPOSURE TO WILDLAND FIRES

1. Water Supply:

The property will be supplied by Ramona Municipal Water District. A proposed 8" PVC water main within Glae Jean Ct and will be connected to the existing 14" water main in Hanson Lane. The water will also be looped and connected from south end of Glae Jean Ct. to the existing line in Hanson Way through Wendy Marie Court. Three (3) fire hydrants shall be designed and installed in accordance with the specifications of the Ramona Municipal Water District (RMWD) with a minimum fire flow of 2500 GPM at 20 PSI residual. The fire hydrants will have two (2) 64mm (2-1/2") outlets and one 1000mm (4") outlet. One (1) fire hydrant will be installed at the intersection of Hanson Ln. and Glae Jean Ct. (southeast corner), one (1) fire hydrant will be installed proximal to the parcel three(3) southeast side of the roadway, and one (1) hydrant will be installed at the beginning of the cul-de-sac adjacent to parcel thirteen (13).

Fire Access Roads:

Location

The new primary access private road, Glae Jean Court, outlets to Hanson Lane and will service the proposed 15 lot subdivision.

Access to Multiple Evacuation Routes

An emergency access private road, Wendy Marie Ct., connects Glae Jean Ct to the existing private road on Hanson Way. Hanson Way, which outlets to Hanson Lane, will act as Emergency Fire Access to the subdivision and Emergency egress from the subdivision. The primary egress is Glae Jean Ct. and is 1100' from the cul-de-sac to Hanson Lane. The secondary egress option is from the cul-de-sac to Wendy Marie Ct to the existing Hanson Way and is 1400' until it outlets onto Hanson Lane.

"Secondary Access" is required in State Responsibility Areas for evacuation and firefighting access when accumulated dead end roads exceed thresholds that are based on parcel zone size.

Zoned less than one acre: 800 feet

Any dead end driveways/roadways cannot exceed 150 feet in length without an approved emergency vehicle turnarounds at the terminal end.

Width

The new Glae Jean Court and Wendy Marie Ct. (Emergency Fire access road) shall be built to a minimum 24' all-weather surface suitable for travel by 75,000 lb. fire apparatus. The existing Hanson Way will have additional AC pavement and base added to the existing traveled way in order to achieve a 24' wide paved emergency access road. The additional paved road on Hanson Way varies please see enclosed Exhibit A for the sections. All of these roads will meet San Diego's Private road Standards of a 28' graded width and a 24' paved travel way. All private easement/driveways shall have a graded width of twenty (20') with an improved width of sixteen (16') of all-weather surface suitable for travel by 75,000 lb. fire apparatus. Any section of the driveway with slopes between 15% to 20% shall be graded to a width of 20' and improved with 16' of Portland cement/concrete.

Vertical Clearance

A minimum vertical clearance of 13 feet 9 inches must be maintained for the entire required width of the fire access roads.

Grade

Grades for Glae Jean Court will be less than 2% and at the steepest 13%. The grade for Wendy Marie Ct. is 1.1%. The existing Hanson Way grades will not change.

Surface

All roads must be installed to the standards specified in Section I-M of the County of San Diego Off-Street Parking Design Manual.

Surfacing material minimum standard is based on % grade.

- a) From 0% to 10% slope, all weather surface.
- b) From 10% to 15%, paving must be at least 2" asphalt concrete.

Gate

A gate will be installed on Wendy Marie Ct. prior to the intersection of existing Hanson Way as approved by the Fire Marshall. All automatic gates across fire access roadways and driveways shall be equipped with approved emergency key operated switches overriding all command functions and opening the gate(s). Gates accessing more than four residences, shall also be equipped with approved emergency traffic control- activating strobe light sensors(s), or other devices approved by the chief, which will activate the gate upon approach of the emergency apparatus with a battery back up or manual mechanical disconnect in case of a power failure. The automatic gate will have an exit loop on the tract side that will open the gate in the direction of egress from the tract.

Signage and Markings

The private easement roadways (Glae Jean Ct. and Wendy Marie Ct.) shall be named. Street signs shall be installed and maintained at the intersection of the private easement roadway and Hanson Lane in accordance with San Diego County Design Standards D-13. the sign shall indicate the hundred block range and direction arrow(s). Additional signage for the emergency access as required. Signage stating. Fire Lane markings will apply to all roadways with minimum widths of 24' feet. Fire Lane signs and/or the painting of curbs stating "No Parking Fire Lane" will be required and maintained on all roads. Three (3) standard street name signs shall be installed and maintained. One at the intersection of the private easement roadway (Glae Jean Ct.) and Hanson Lane, one at the intersection of Glae Jean Ct and Wendy Marie Ct, and one at the intersection of Wendy Marie Ct and Hanson Way.

Maintenance

- a) A Private Road and Drainage Easement Maintenance Agreement will be established by a grant deed recorded by and between each of the home owners of the subdivision.
- b) Individual property owners are responsible for maintaining driveways, gates and signs on their own parcel in compliance with fire codes. Road easements, including gates and signs within the project, must also be maintained in compliance with fire codes in perpetuity.
- c) The fire access roads in this project are either private streets, private easements or private driveways. The County of San Diego road maintenance department will fund and be responsible for the on-going maintenance of the public streets and easements. As discussed above, individual property owners are responsible for the maintenance of their private driveways
- d) Failure to maintain any privately maintained fire access roads (other than public streets) in compliance with fire codes subjects the property owners to potential fines, and enforced abatement by the fire agency of the County, with charges, including administrative costs and penalties, lien against the property.

3. Setback from Property Lines

The project site is located within a State Responsibility Area (SRA) and the minimum setback from any property line is 30 feet. The front yard setback is 50 feet, the exterior side yard is 35 feet, the interior setback is 10' and the rear yard setback is 40'. Minimum setback from property lines abutting national forests, open space preserves and designated riparian area is 100 feet, none of which are existing on or adjacent to the property.

4. Building Construction

All structures shall comply with the ignition-resistive construction requirements: Wildland-Urban Interface areas of chapter 7A of the County Building Code.

5. Fire Protection Systems:

All habitable structures and attached garages shall have residential fire sprinklers per County Code requirements.

6. Defensible Space:

A minimum 100 foot Fuel Management Zone will be established and maintained around structures over 250 square feet in size. No off-site clearing is required or authorized.

Vegetation Management:

Prescribed Defensible Space (fuel management zones) will be maintained by the property owners at least annually or more often if needed. Boundaries of fuel management zones will be clearly and permanently marked. Plants used in the Defensible Space will be from an approved fire resistant planting materials list that is maintained by County of San Diego, Department of Planning and Land Use.

Maintenance:

- (a) Individual property owners are responsible for maintaining their own parcel in compliance with fire codes. All residents are responsible for maintenance of the portion on land in front of their house.
- (b) Failure to maintain any property in a fire-safe manner (as determined by the Fire Marshall) subjects the property owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, lien against the property.


8. Fire Behavior Computer Modeling:

Computer Fire Modeling is not required for this project per the Fire Marshall.

Summary

This Fire / Vegetation Management Plan is based upon a catastrophic worst case wildfire scenario. The plan complies with all of the requirements of the County of San Diego Consolidated Fire Code. A benefit to the community exists from this Fire / Vegetation Management Plan due to the protection proposed for McDonald Park Estates by dramatically reducing the vegetation fire threat from the current condition, and should greatly assist the Fire Department in controlling a vegetation fire within this development as well as adjacent properties. Engineering, architectural services, and design are out of the scope of this plan. The developer, contractors, engineers and architects are responsible for proper implementation of this plan. It is important for all homeowners and residents to comply with and implement this plan on their property. The individual Home Owners will be responsible for ongoing enforcement of the Fire / Vegetation Management Plan requirements encompassed within this report.

Name of Person Preparing this Report:

By: 

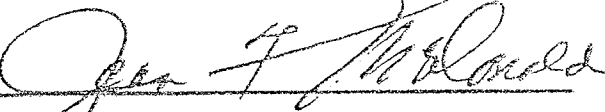
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